

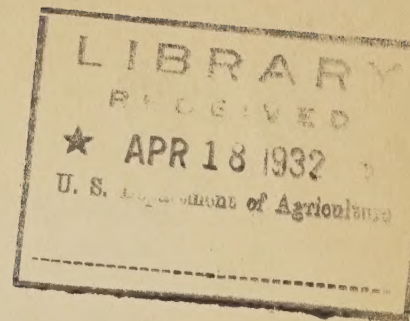
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UNITED STATES DEPARTMENT OF AGRICULTURE  
Bureau of Agricultural Engineering  
S. H. McCrory, Chief

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REPRESENTATIVE PLANS FOR FARM HOUSES

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An extract from a report submitted to the  
PRESIDENT'S CONFERENCE ON HOME BUILDING AND HOME OWNERSHIP  
by the  
Committee on Farm and Village Housing  
December, 1931



## REPRESENTATIVE PLANS FOR FARMHOUSES <sup>1/</sup>

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This group of farmhouse plans was collected as part of the report of the Committee on Farm and Village Housing of the President's Conference on Home Building and Home Ownership, for the use of persons who contemplate new building and to furnish helpful suggestions to those who wish to remodel their present homes. The plans are representative of the best now available from colleges of agriculture, the Bureau of Agricultural Engineering of the U. S. Department of Agriculture, and agricultural journals, but are not offered as being ideal. Not enough attention has been given by these agencies to low-cost houses, and each of the plans, like any others that might have been selected, may be criticized in one or more respects. However, since housing requirements in various sections, as well as individual needs and tastes in dwellings, differ widely, the Committee does not attempt to discuss their individual excellencies or shortcomings but offers them as plans to be considered in connection with the following extracts from a study sheet prepared by the Committee to give general recommendations as to the requirements for farmhouses.

### Extracts from "A Study Sheet of Desirable Standards for the Farmhouse" <sup>2/</sup>

#### Exterior of the Farmhouse

- A. General appearance - simple in line and detail rather than ostentatious and cluttered with unnecessary ornamentation.
- B. Shape and composition of the mass should be pleasing; low and broad rather than tall and narrow.
- C. There should be proper balance of masses and details, emphasis and subordination, harmony of component parts, and good proportions.
- D. Openings should be of size and shape and placing to meet with utilitarian requirements and have a pleasing relation to mass.
- E. Materials should be used consistently and be properly coordinated.
- F. The color scheme should be soft, pleasing tones of harmonious colors. Sharp contrasts should be employed only with discretion.

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<sup>1/</sup> Selected by W. A. Foster, Rural Architect, University of Illinois, with assistance of other members of the Committee on Farm and Village Housing.

<sup>2/</sup> Prepared by Miss Mary Rokahr, Office of Cooperative Extension Work, and Wallace Ashby, Bureau of Agricultural Engineering, U. S. D. A.

## Interior of the Farmhouse

### A. Arrangement of rooms

- (1) Kitchen, food storage space and dining area, with easy access to each other, should be located at rear of house, with view toward farm buildings and highway.
- (2) General service and laundry room should, if possible, be provided near kitchen.
- (3) Wash room, well ventilated outer wrap closet, and farm office should be near rear or side entrance.
- (4) Rear entrance should give easy access to service areas.
- (5) Main approach entrance for family and visitors alike should be easily reached from kitchen, but also lead into living quarters.
- (6) Stairway to cellar should be convenient to kitchen and to rear entrance.
- (7) There should be a passageway from the rear entrance to living or dining room without passing through kitchen.
- (8) Living room should be located in front part of house or where there is best view.
- (9) Doors and passages should be so arranged as to avoid breaking into social groups.
- (10) If there is a hall, the stairs should open from it.
- (11) It is desirable to have a bathroom convenient to sleeping areas.
- (12) Covered porches should not be placed so as to reduce unduly the natural lighting of rooms.
- (13) Doors, windows and passages should be arranged to provide ventilation and avoid drafts.

### B. General living facilities

- (1) Space and facilities so that all members of the family can be comfortable at the same time.
- (2) Space for convenient placing of furniture to avoid interference with doors, windows or closets.
- (3) Study equipment and play space for children.

- (4) Rooms so arranged that any member of the family may have privacy when he so desires.
- (5) Space and equipment for correspondence and reading.
- (6) Equipment and rest space arranged on main floor.
- (7) Space and arrangement convenient for visiting with friends.
- (8) Provision for young people to entertain their friends.
- (9) Facilities for entertaining guests over night.
- (10) House large enough and arranged to entertain neighborhood gatherings.

#### C. Kitchen, laundry and general service facilities

- (1) Size of kitchen (for preparing, cooking, serving, and cleaning up) minimum 90 to maximum 150 square feet.
- (2) Kitchen work centers grouped to save steps in preparing cooking, serving and cleaning up (stove, sink, and work surfaces each not more than 12 feet from all others.)
- (3) Working heights that allow worker to stand or sit normally.
- (4) Space for laundry, protected from weather and close to drying space where washing machine, tubs, and other equipment may be left when not in use. Size not less than 50 square feet.
- (5) Space near rear entrance for storing and preparing farm products coming into the house.
- (6) Place for men to wash apart from kitchen work centers.
- (7) A business desk in living or dining room or in office with outside entrance.

#### D. Storage Facilities

- (1) Food.
  - a. Perishable foods. Provide refrigeration that maintains temperature below 50 degrees F., or if this is not possible use draft cooler or dumbwaiter cooler.
  - b. Food in use and small staples - ample kitchen cupboards.
  - c. Staples - large quantity storage facilities outside kitchen.

- d. Canned products and vegetables - in basement near stairs or in other dry, cool place.
- (2) Fuel.
  - a. Coal or wood storage convenient to heating plant
  - b. Coal or wood box near range, the wood preferably put in from outside.
  - c. Kerosene or gasoline, small supply kept in convenient place. Large supply kept outside of house.
- (3) Operating equipment.
  - a. Built-in kitchen equipment or cabinet for small and large utensils, kitchen tools and linens.
  - b. Separate closet space for cleaning equipment near rear of house or off rear hall. (Minimum size 16 x 20 inches or equivalent.)
  - c. Storage for ironing board near kitchen or a built-in board.
- (4) Wraps.
  - a. Front or side entrance wrap closet equipped with low hooks for children. (Minimum size 36 inches wide by 20 inches deep.)
  - b. Rear closet for rough wraps and work clothes, or hooks in rear entrance hall.
- (5) Bedding and linen closet space. (Size 36 inches wide, 18 inches deep, height of room.)
- (6) Children's playthings - storage space under window seats, in closets or drawers, upon shelves or in boxes with lids.

#### E. Sleeping facilities

- (1) At least one bedroom for every two persons.
- (2) Bedroom area, not less than 100 square feet for two persons.
- (3) All sleeping rooms provided with cross ventilation and wall space for beds.
- (4) Closet or wardrobe space in addition to bedroom space 20" by 36", height of room; should be equipped with shelf, rod for hangers and shoe racks.

## Utilities of the Farmhouse

### A. Lighting

- (1) Glass area at least one-fifth of floor area.
- (2) Each room having at least one exposure; kitchen, living and sleeping areas preferably two.
- (3) Direct sunlight entering at least three-fourths of the rooms.
- (4) Daylight and artificial lights on all work surfaces, such as stove, sink, work and study tables and in reading center.

### Estimating Cost of Buildings

The cost of building these houses will vary widely in different localities. It will be affected also by the kind and quality of materials used, and the amount of labor furnished by the owner. Therefore, no costs in dollars are stated but instead the volume of each house (cubic feet of space inclosed) is shown. The cost may be estimated roughly by multiplying the volume by the appropriate cost per cubic foot as given in the following table. More accurate figures can often be secured from local builders.

#### Approximate Costs per Cubic Foot for Frame Dwellings

	<u>Southern</u>	<u>Northern</u>
First recommended level—2, 3, or 4 rooms with masonry base, fire resistive flue, both sides of studs covered, painted exterior, interior finish	<u>3/</u> 10 - 15%	<u>3/</u> 12 - 18%
Second level - Bathroom space, better finish	12 - 18	15 - 21
Medium level - 5 - 6 rooms, with plumbing	16 - 23	20 - 26
Fourth level - Adequate standard-plumbing and hard wood floors	19 - 27	23 - 30
Fifth level - Comparable to better type of middle class city home	25 - 35	28 - 35

3/ The cheapest type of shelter (shack) may be built for perhaps half this cost.

## Index to Farmhouse Plans 4/

1. One story - kitchen, 1 bedroom. Design furnished by Dept. of Agr. Engin., Univ. of Wisconsin, Madison, Wis.

2. One story - kitchen, living-dining room, 2 bedrooms, porch. Design furnished by Bur. of Agr. Engin., U. S. Dept. of Agr., Washington, D.C.

3. One story - living kitchen, 1 bedroom, bath, porch. Design furnished by Bur. of Agr. Engin., U.S. Dept. of Agr., Washington, D.C.

4. One story - combined kitchen-dining room, 2 bedrooms, with provision for adding bath and rear porch. Design furnished by Bur. of Agr. Engin., U. S. Dept. of Agr., Washington, D.C.

5. Two story, "Pennsylvania Shack" - kitchen, living-dining room, 2 bedrooms, porch. Board and batten construction.

6. One story - kitchen, living room, 2 bedrooms, 2 porches. Inexpensive board and batten construction common in South. Design furnished by Bur. of Agr. Engin., U.S. Dept. of Agr., Washington, D.C.

7. One story with basement - combined kitchen-dining room, workroom, 2 bedrooms (or 1 bedroom and living room), porch. Design furnished by Bur. of Agr. Engin., U.S. Dept. of Agr., Washington, D.C.

8. One story - kitchen, dining room, living room, 2 bedrooms, bath, 2 porches. Design furnished by Dept. of Agr. Engin., Georgia State College of Agr., Athens, Ga.

9. One story with part basement - kitchen, dining room, living room, 2 bedrooms, sleeping porch, bath, 2 porches. Design furnished by Bur. of Agr. Engin., U. S. Dept. of Agr., Washington, D.C.

10. One and one-half story with basement - kitchen, living-dining room, 1 bedroom, bath, porch, with provision for addition of 3 future bedrooms and future living room. Design furnished by National Lumber Mfgs. Association, Washington, D.C.

11. A, B, C, & D. -Two story with basement - kitchen, living-dining room, 2 bedrooms, porch, with provision for adding step-by-step 2 future bedrooms, dining room, bath, laundry, dairy and ice house. Design furnished by Bur. of Agr. Engin., U.S. Dept. of Agr., Washington, D.C.

12. One story - kitchen, dining-room, living room, 2 bedrooms, bath, 2 porches. Described in Bulletin 74, Agr. and Mech. College of Texas, College Station Texas. Also included in the house plan service of The Ladies Home Journal, Philadelphia, Pa.

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4/ Persons wishing further information regarding these plans should address the agencies which furnish them. In most cases there is a nominal charge for working drawings. Designs of the Bureau of Agricultural Engineering, U.S. Dept. of Agriculture are free while the supply lasts.

13. One story with basement-combined kitchen-dining room, living room, 2 bedrooms, bath, 2 porches. Design furnished by The Southern Ruralist, Atlanta, Ga.

14. Two story with basement - kitchen, wash room, dining room, living room, library, 4 bedrooms, sleeping porch, bath, 2 porches. Design furnished by Dept of Agr. Engin., Univ. of Minnesota, University Farm, St. Paul, Minn.

16. One story with basement kitchen, living-dining room, 2 bedrooms, bath, office, 2 porches. Design furnished by Dept. of Agr. Engin., Univ. of Missouri, Columbia, Mo.

17. Two story with basement - kitchen, dining room, living room, 4 bedrooms, bath, toilet, sewing room, 2 porches. Design furnished by National Lumber Mfgs. Assoc., Washington, D.C.

18. Two story with basement - kitchen, wash room, dining room, living room, 3 bedrooms, sewing room, bath, 2 porches. Design included in Bulletin 91, Extension Service, State College of Washington, Pullman, Washington.

19. One story with basement - kitchen, living-dining room, 2 bedrooms, bath, 2 porches. Design included in Bulletin 23, Engin. Expt. Sta., Kansas State Agricultural College, Manhattan, Kans.

20. One and one-half story with basement - kitchen, dining room, living room, 3 bedrooms, sewing room, 2 baths, 2 porches. Design included in Bulletin 23, Engin. Expt. Sta., Kansas State Agricultural College, Manhattan, Kans.

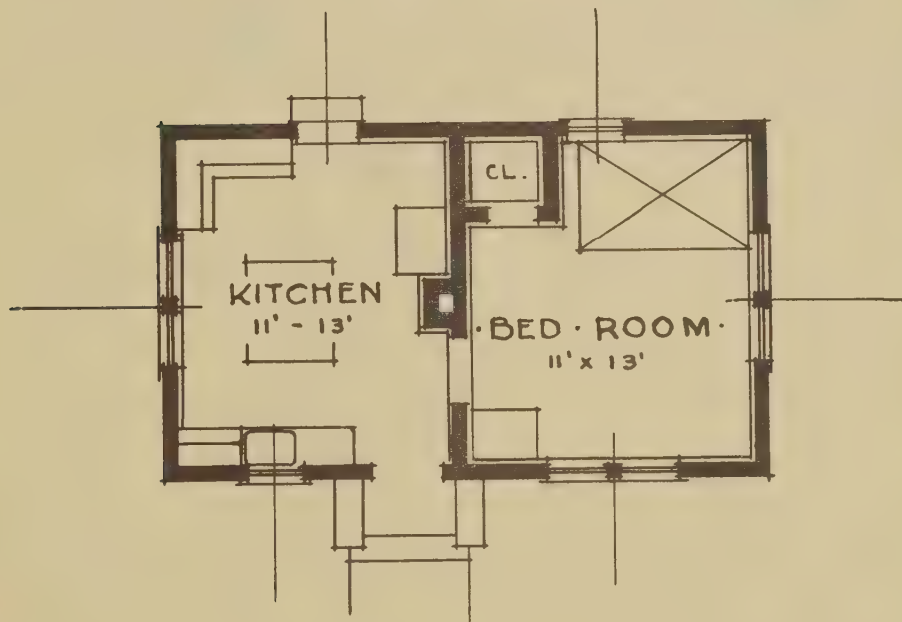
21. One story with basement - kitchen, dining room, living room, 2 bedrooms, bath, porch. Design furnished by Dept. of Agr. Engin., Univ. of Arkansas, Fayetteville, Ark.

22. Two story with basement - kitchen, washroom, dining room, living room, 5 bedrooms, bath, porch. Design furnished by Dept. of Agr. Engin., Ohio State University, Columbus, Ohio.

24. One and one-half story with basement - kitchen, dining room, living room, 4 bedrooms, dressing room, 2 baths, porch. Design furnished by Univ. of Illinois, Urbana, Illinois.

25. Two story with basement - kitchen, dining room, living room, sun parlor, 4 bedrooms, bath, office, wash room, laundry. Design furnished by Univ. of Illinois, Urbana, Illinois.





· FLOOR PLAN ·

Farmhouse 1  
3,000 cu. ft.

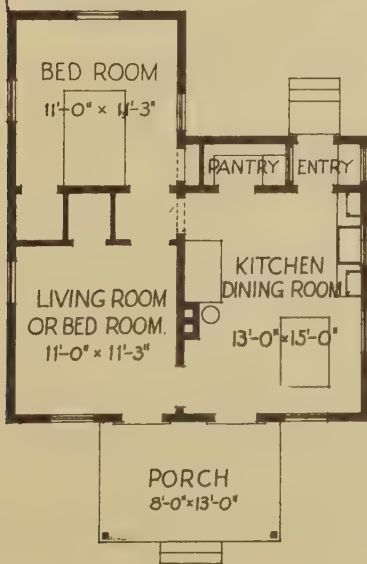






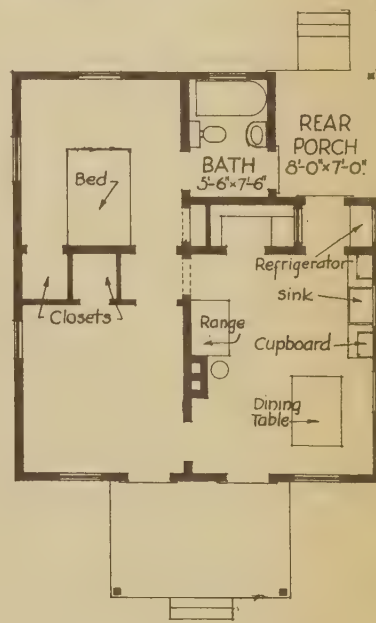






FLOOR PLAN

Farmhouse 4  
7,500 cu. ft.

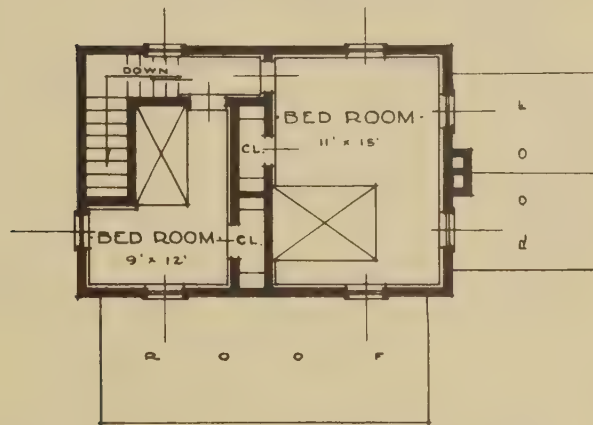


FLOOR PLAN  
SHOWING ADDITION

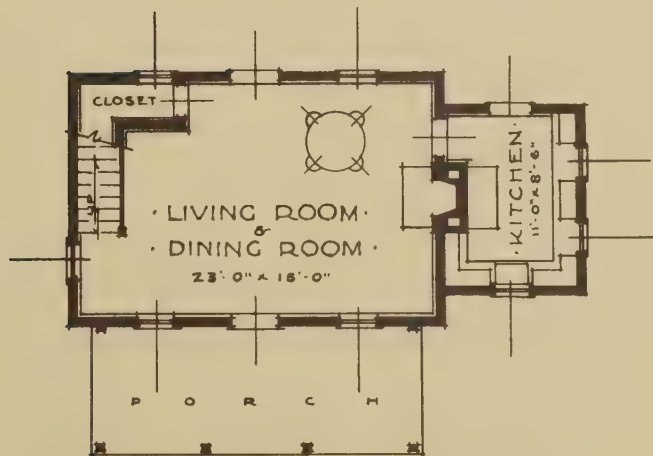




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• F L O O R P L A N •

Farmhouse 5  
8,500 cu.ft.



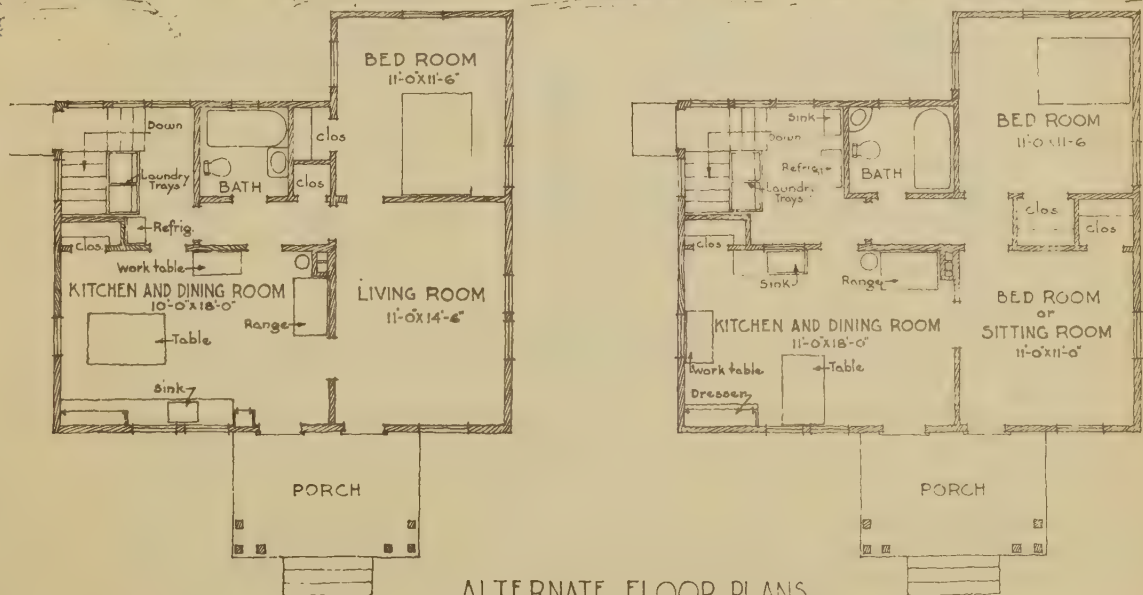
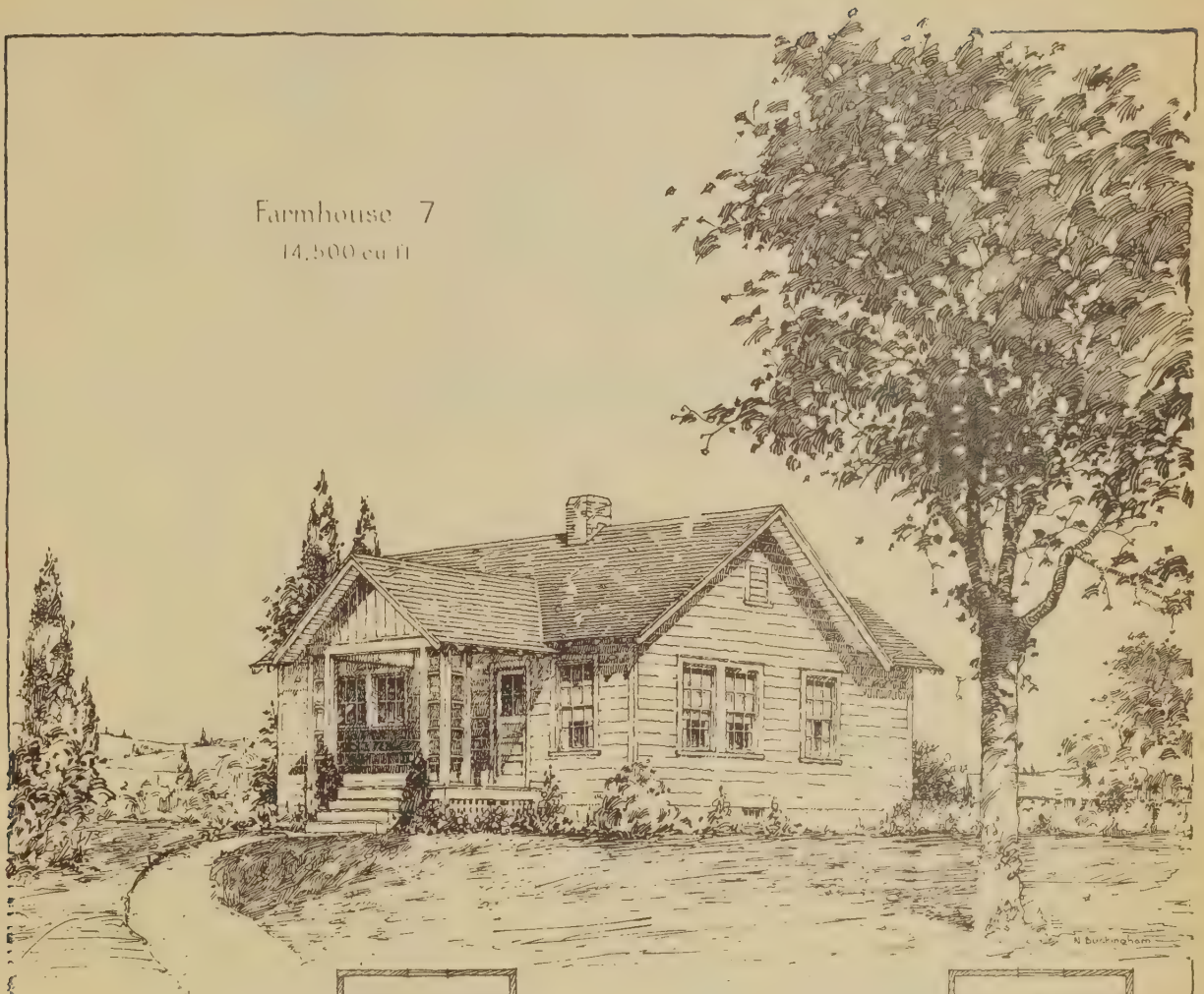


ALTERNATE FLOOR PLAN

Farmhouse 6  
9,500 cu.ft.



Farmhouse 7  
14,500 cu ft

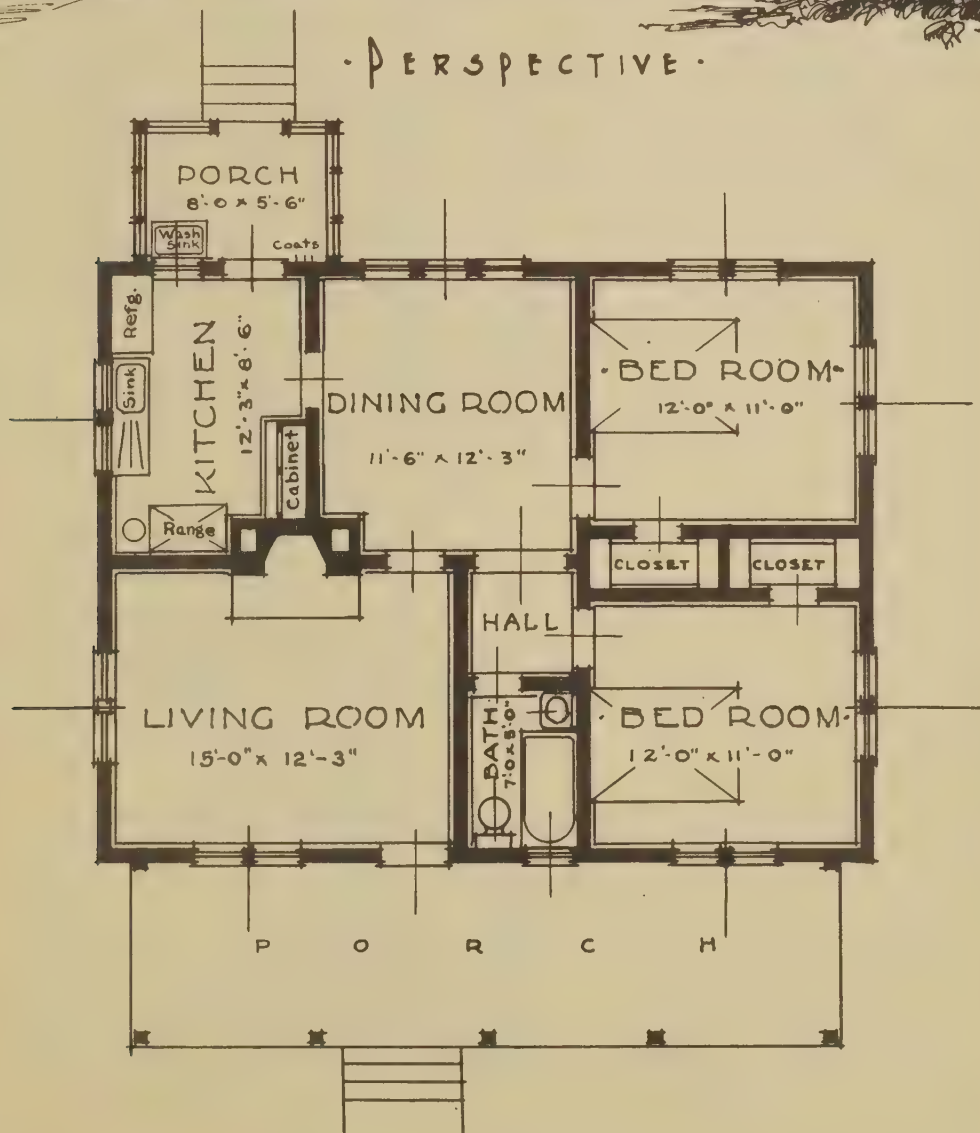


ALTERNATE FLOOR PLANS





· PERSPECTIVE ·

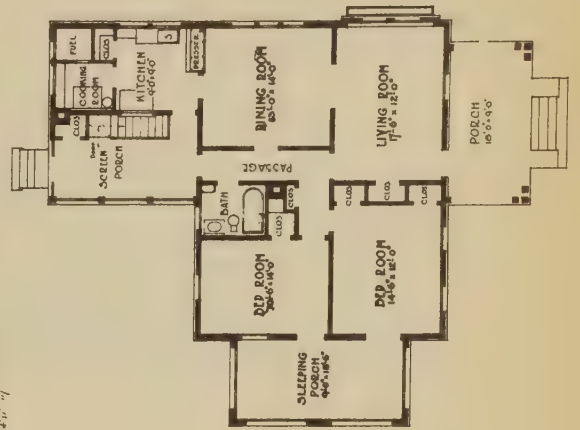
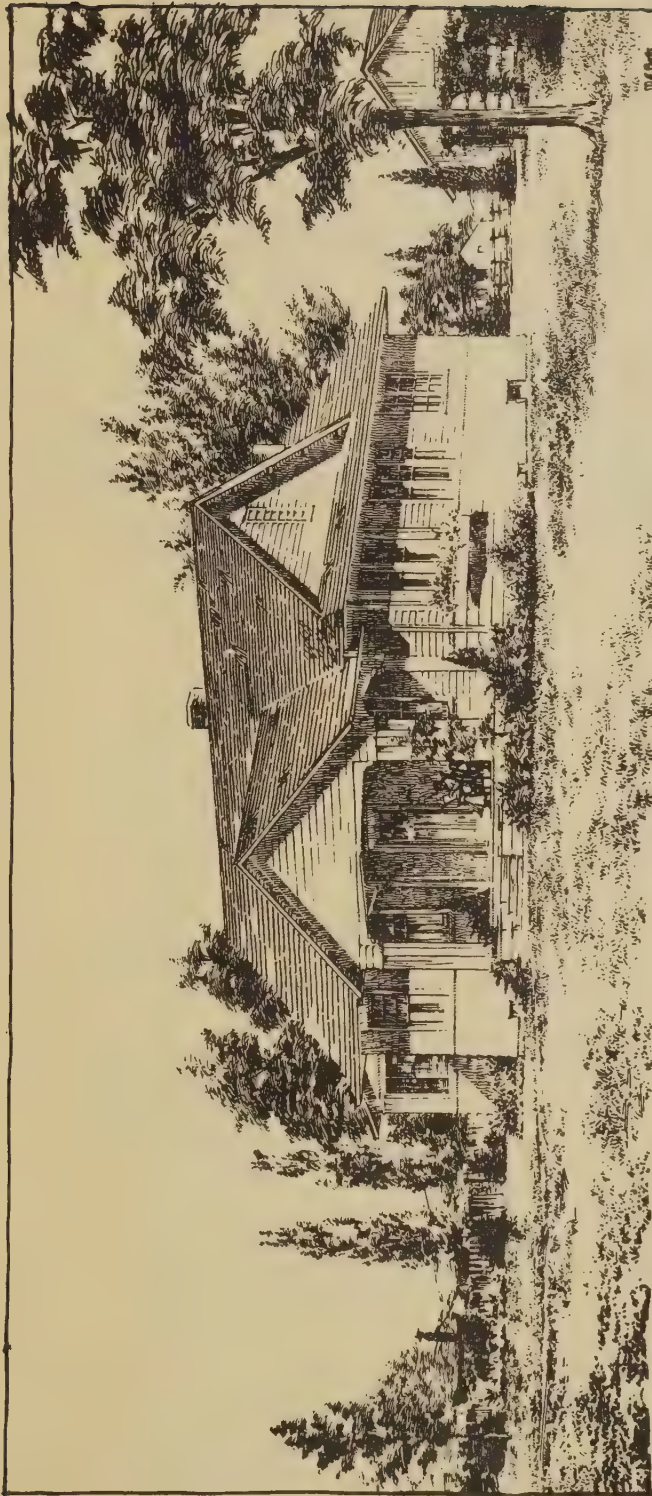


· FLOOR PLAN ·

Farmhouse 8

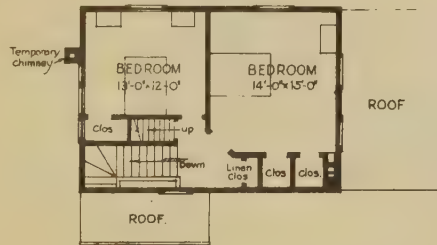
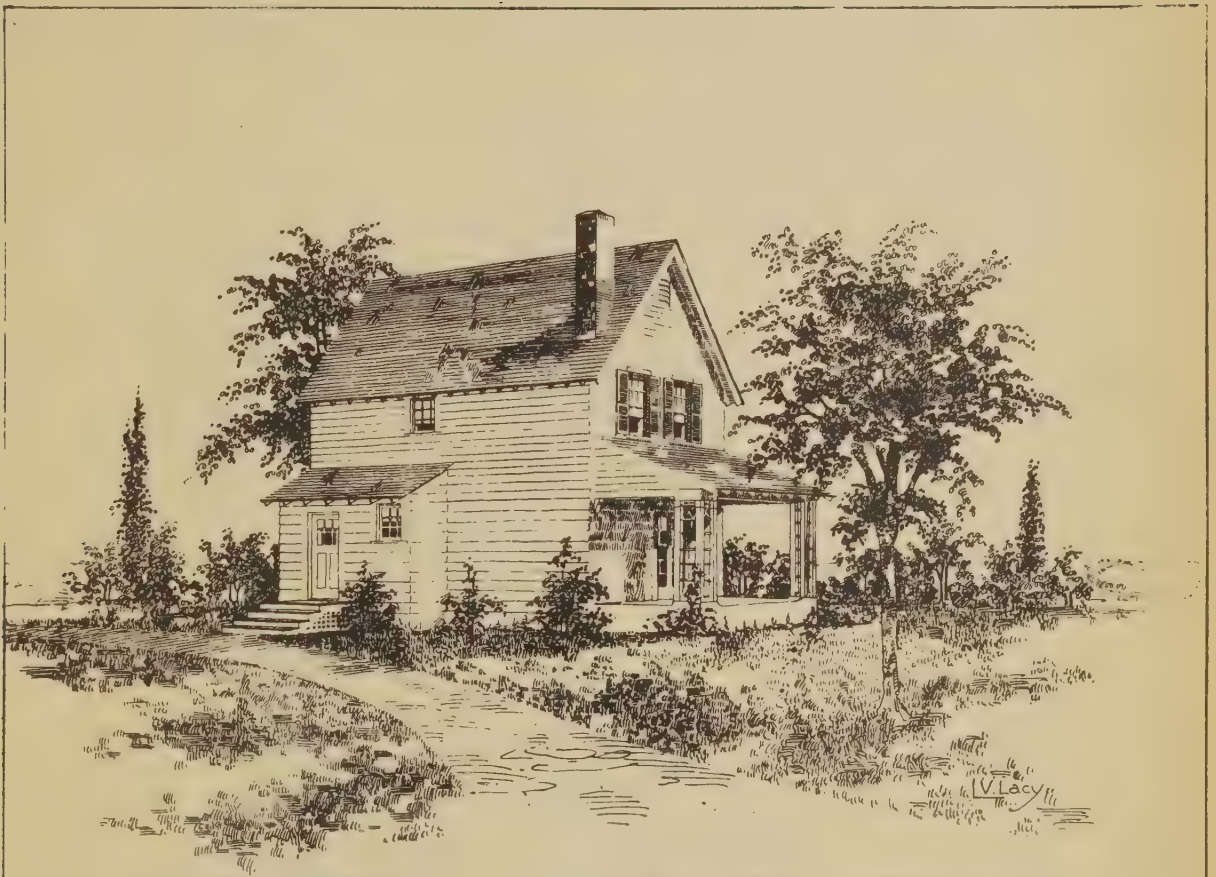
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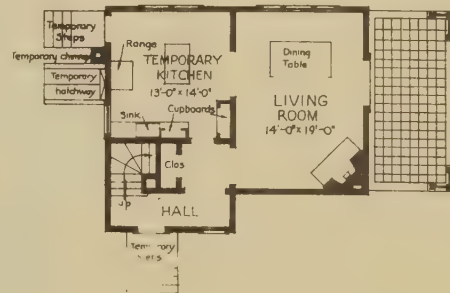


Farmhouse 9  
16,000 cu.ft.





SECOND FLOOR PLAN

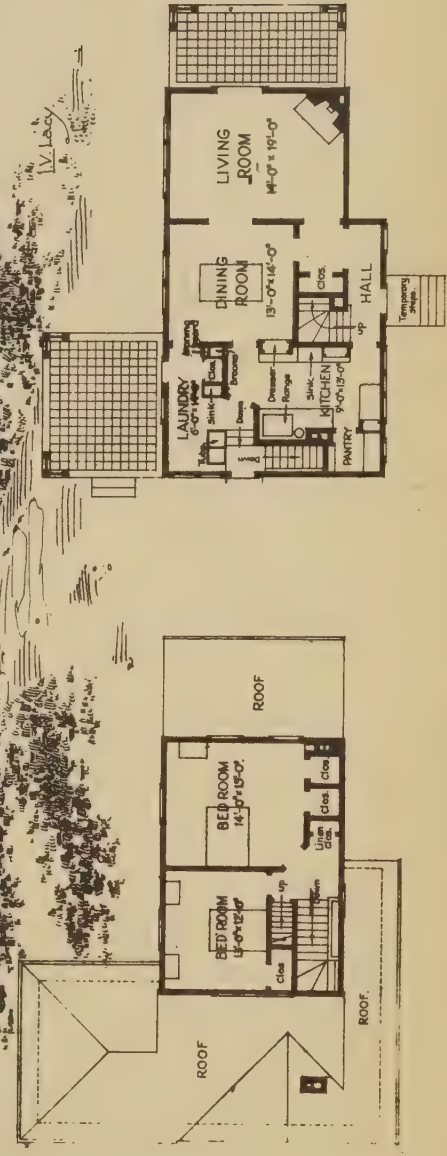
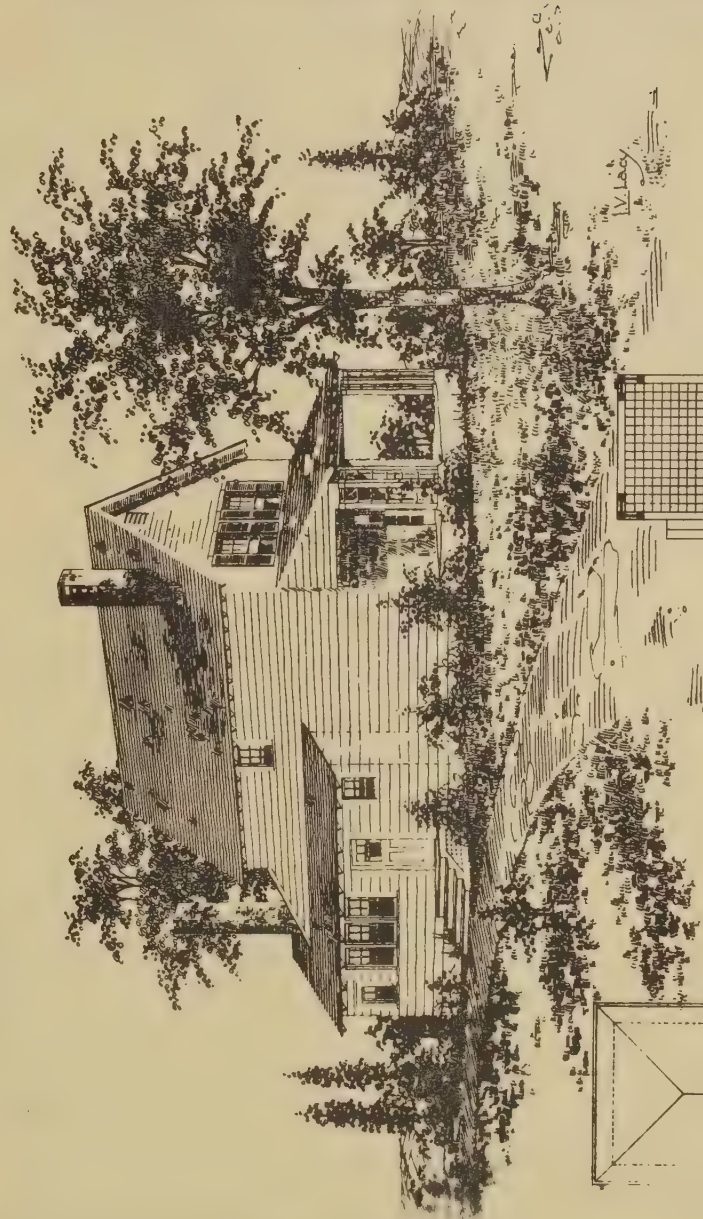


FIRST FLOOR PLAN

Farmhouse IIA  
18,000 cu.ft.



Farmhouse 11B  
24,500 cu. ft.

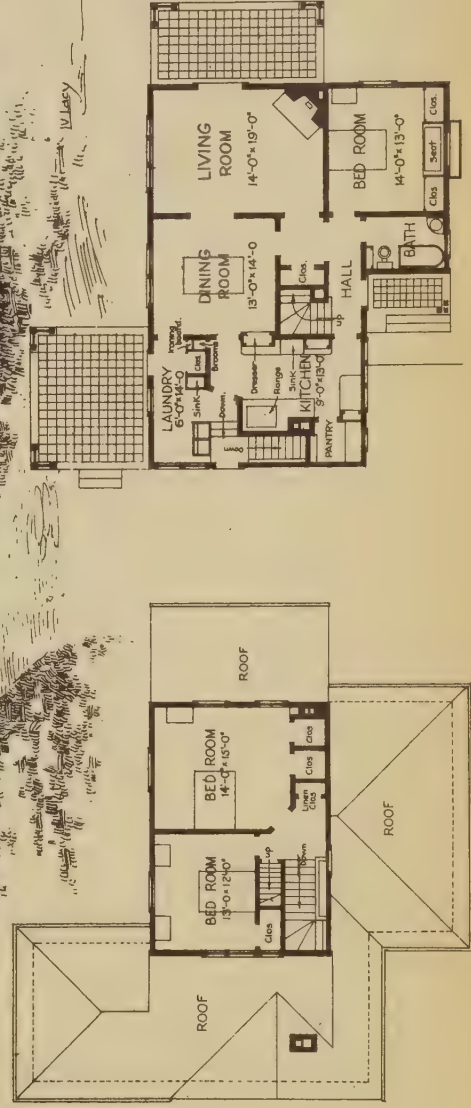
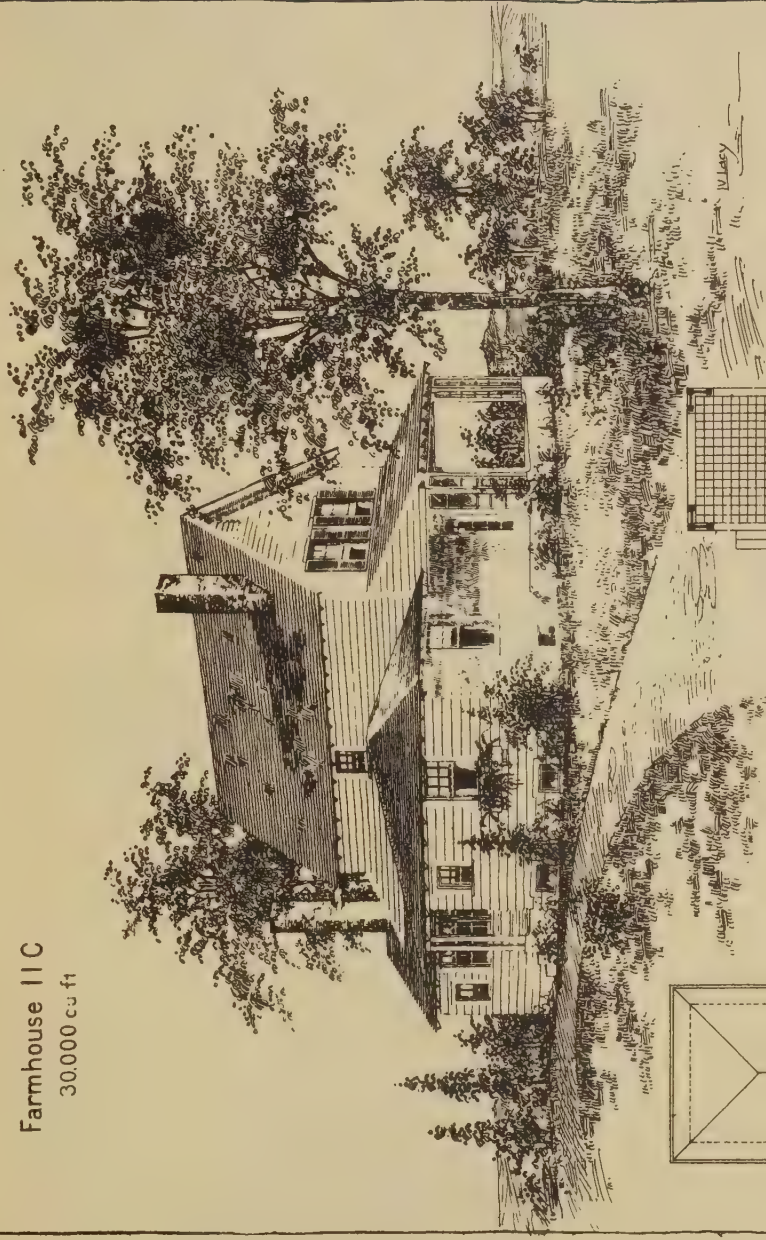


FIRST FLOOR PLAN

SECOND FLOOR PLAN



Farmhouse IIC  
30,000 cu ft

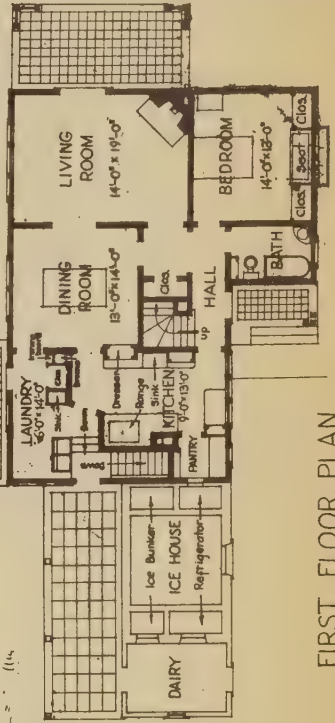
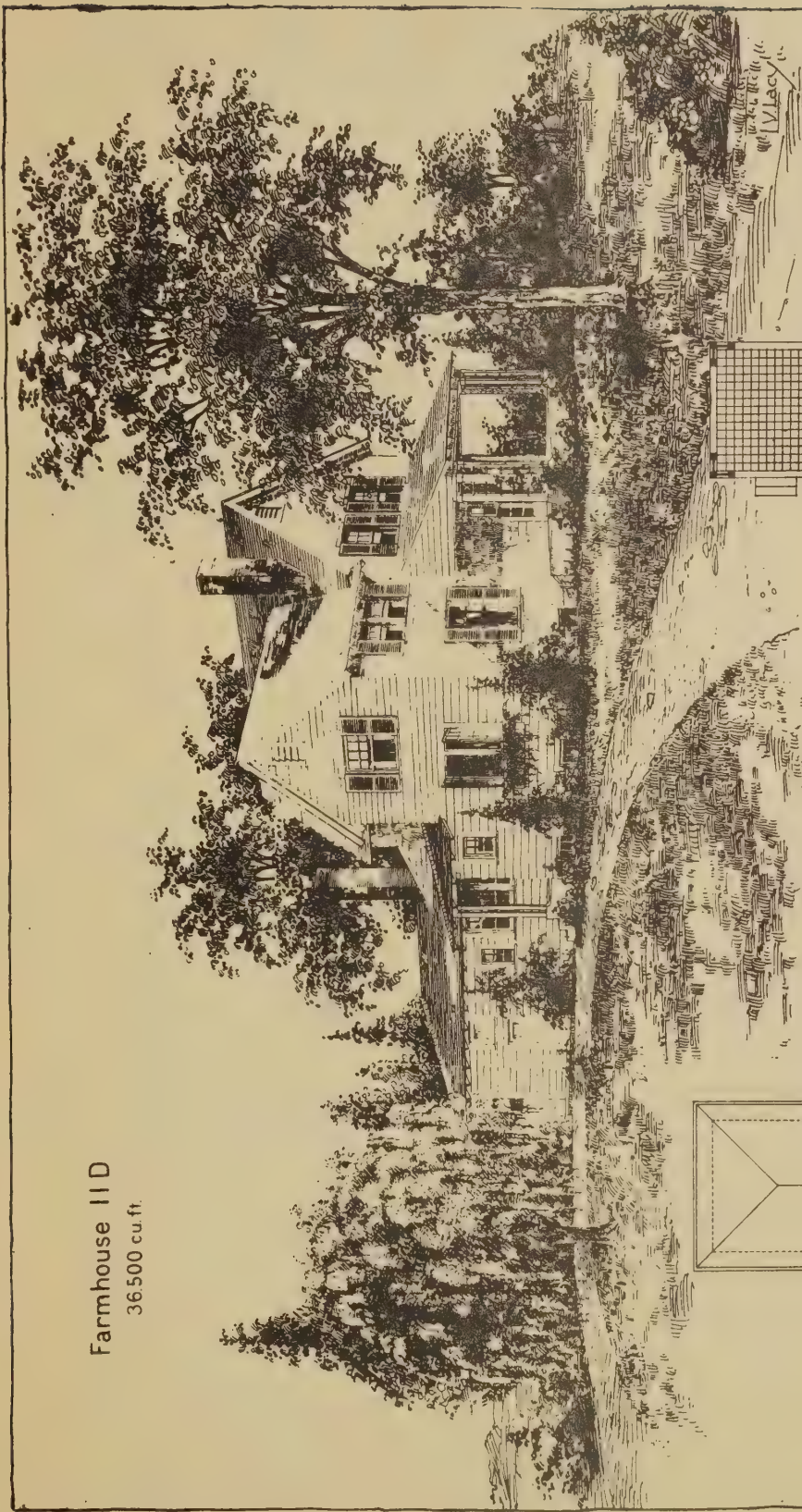


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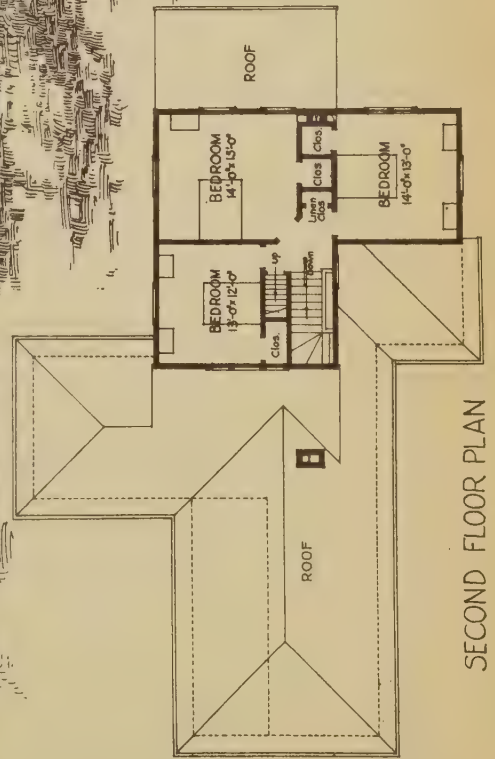
SECOND FLOOR PLAN.



Farmhouse 11D  
36,500 cu. ft.



FIRST FLOOR PLAN

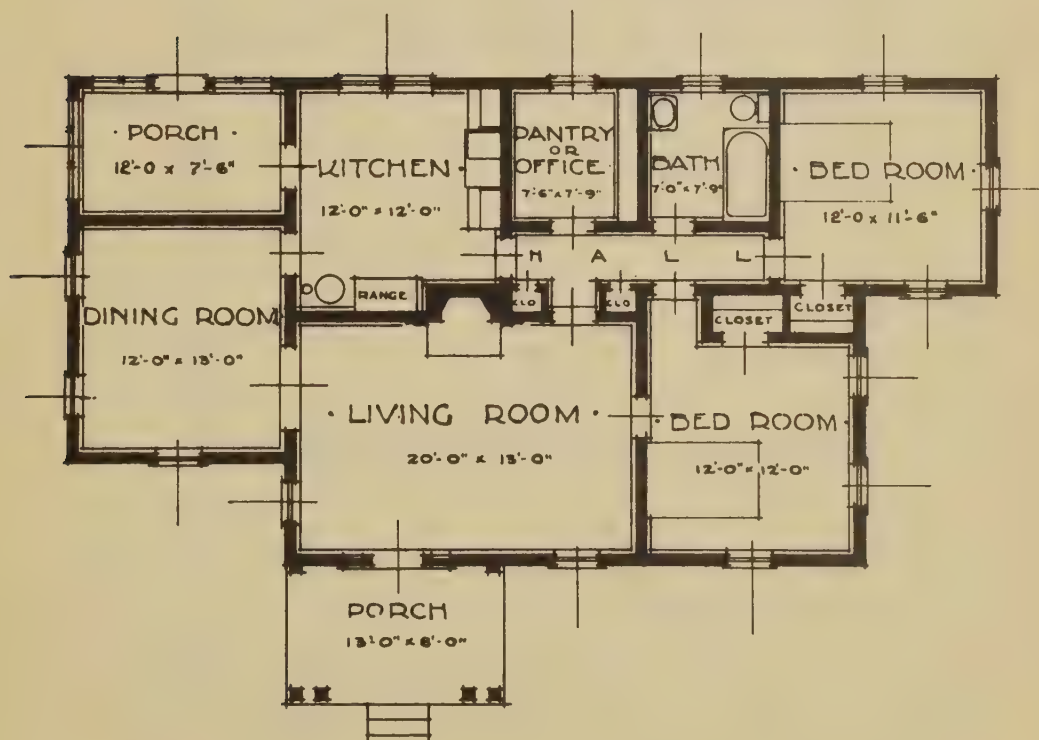


SECOND FLOOR PLAN





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• F L O O R P L A N •

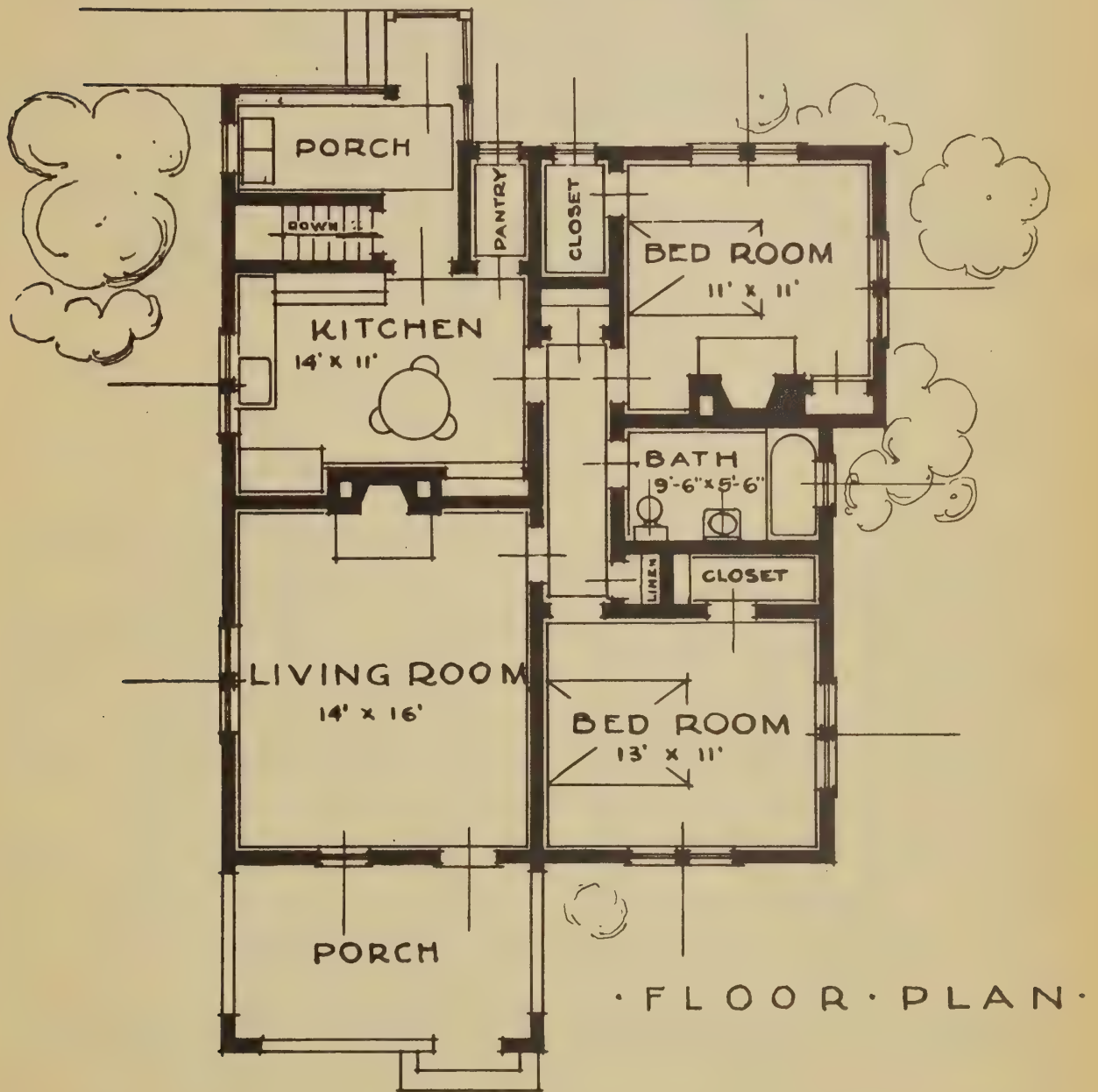
Farmhouse 12

18,000 cu. ft.





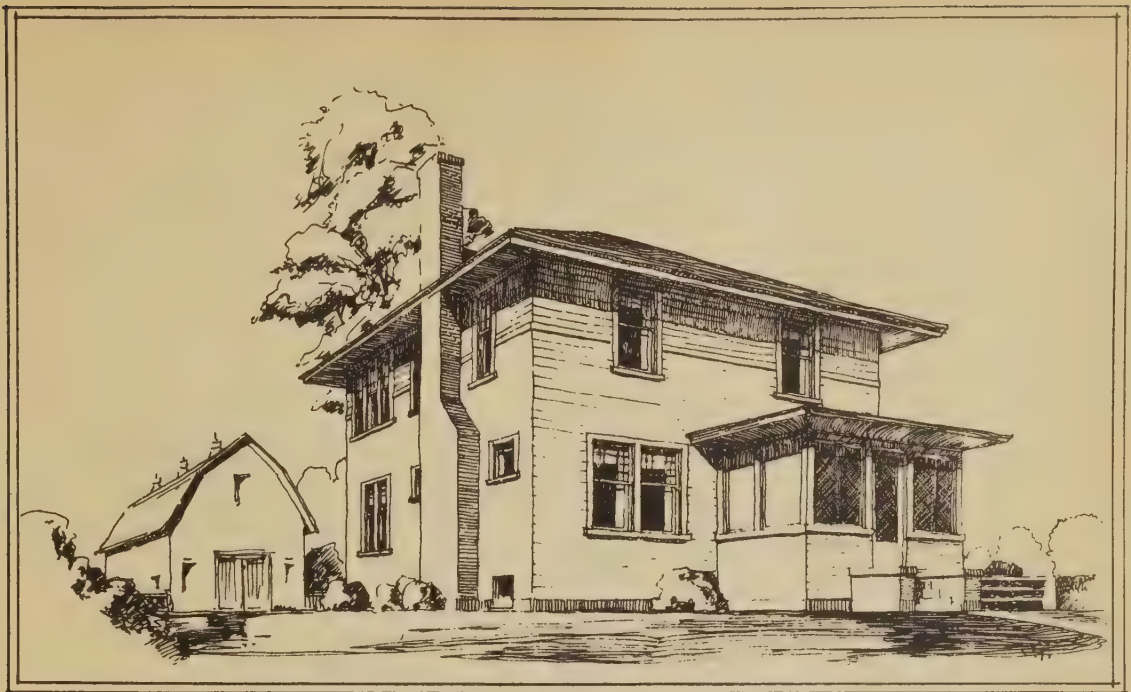
· PERSPECTIVE ·



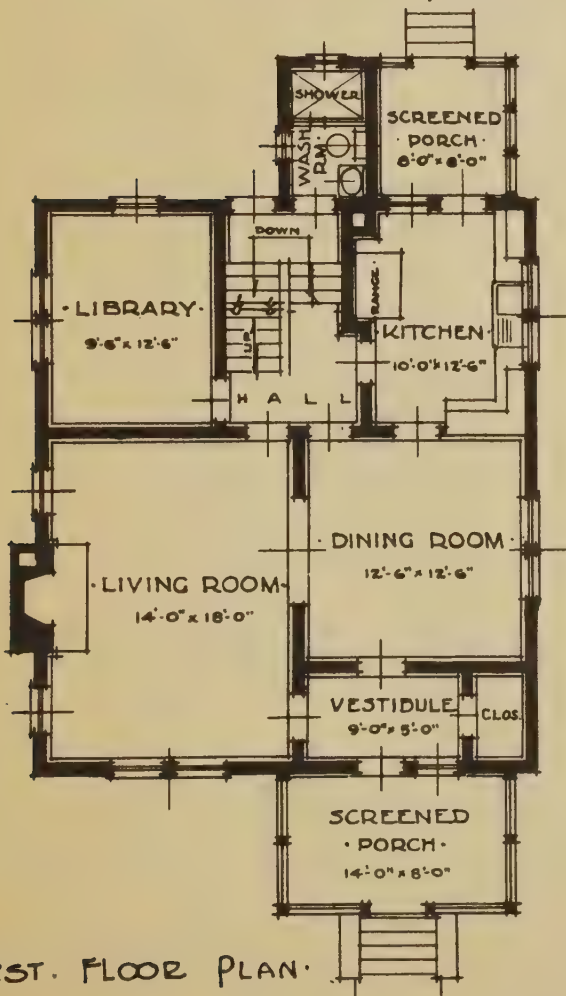
Farmhouse 13

21,000 cu.ft.

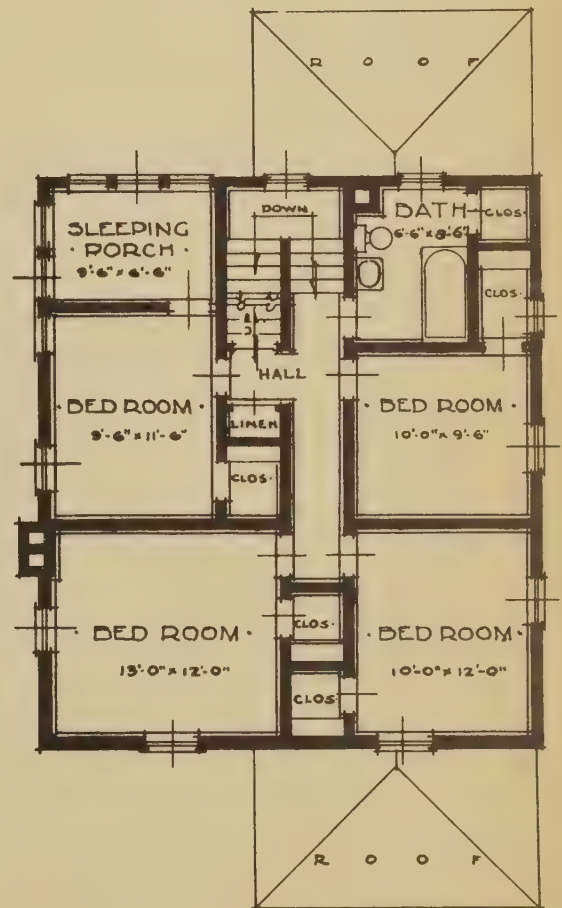




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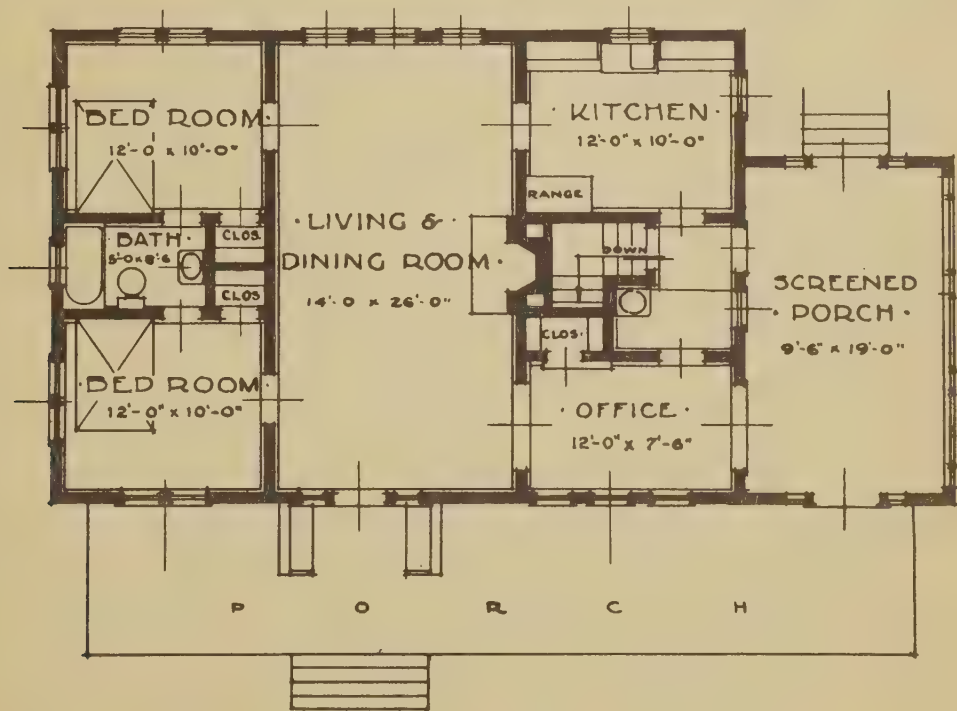


• SECOND FLOOR PLAN •

Farmhouse 14

24,000 cu.ft.



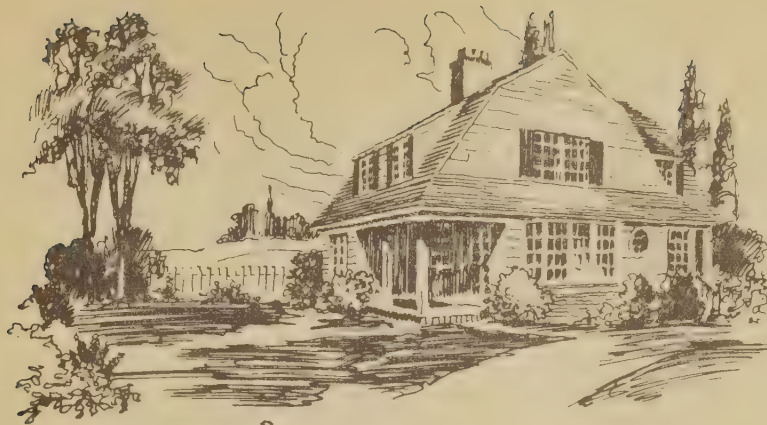


• F L O O R P L A N •

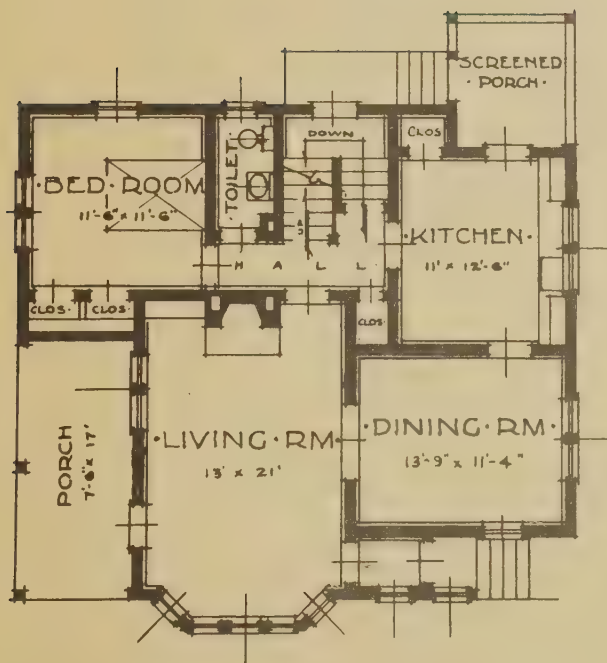
Farmhouse 16

25,000 cu. ft.

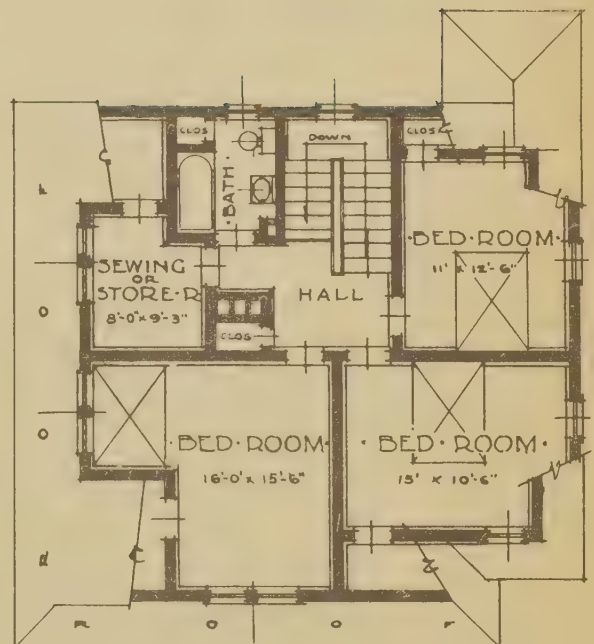




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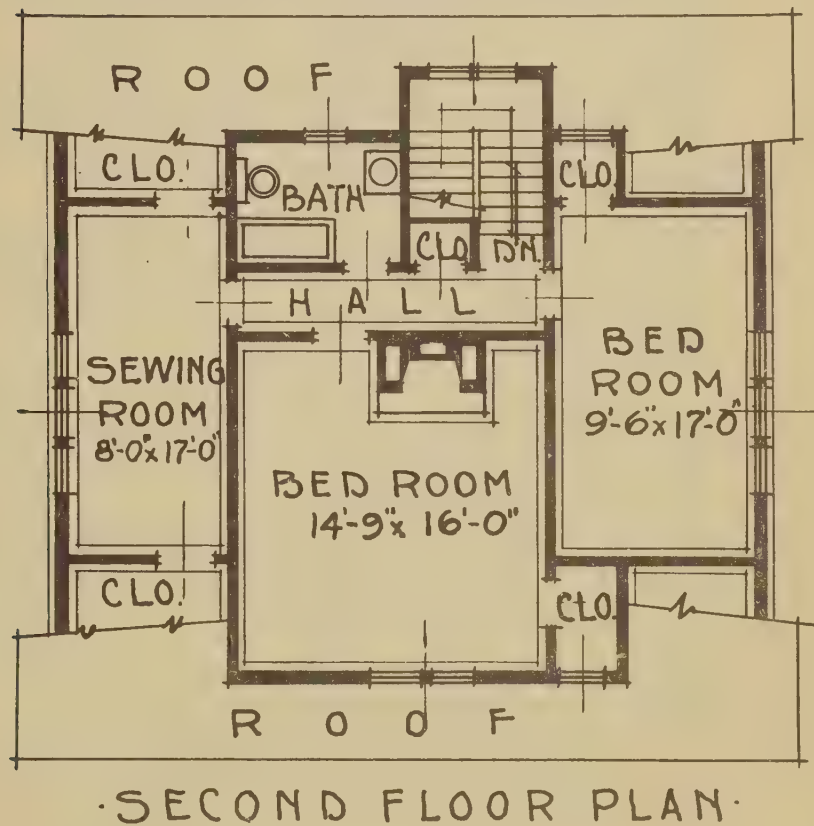
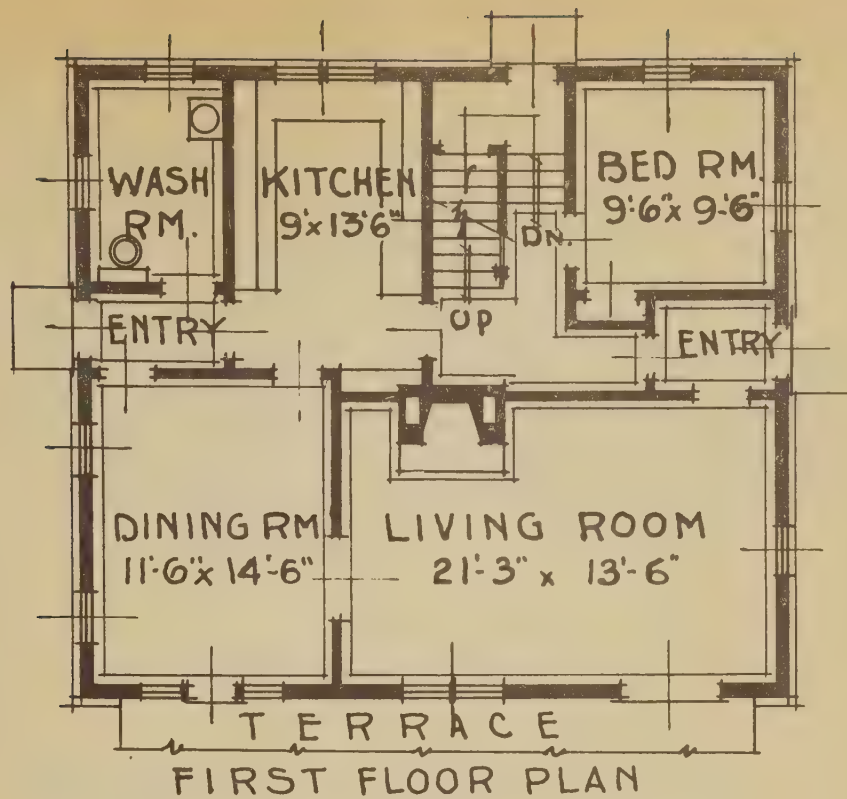


• FIRST FLOOR PLAN •



• SECOND FLOOR PLAN •



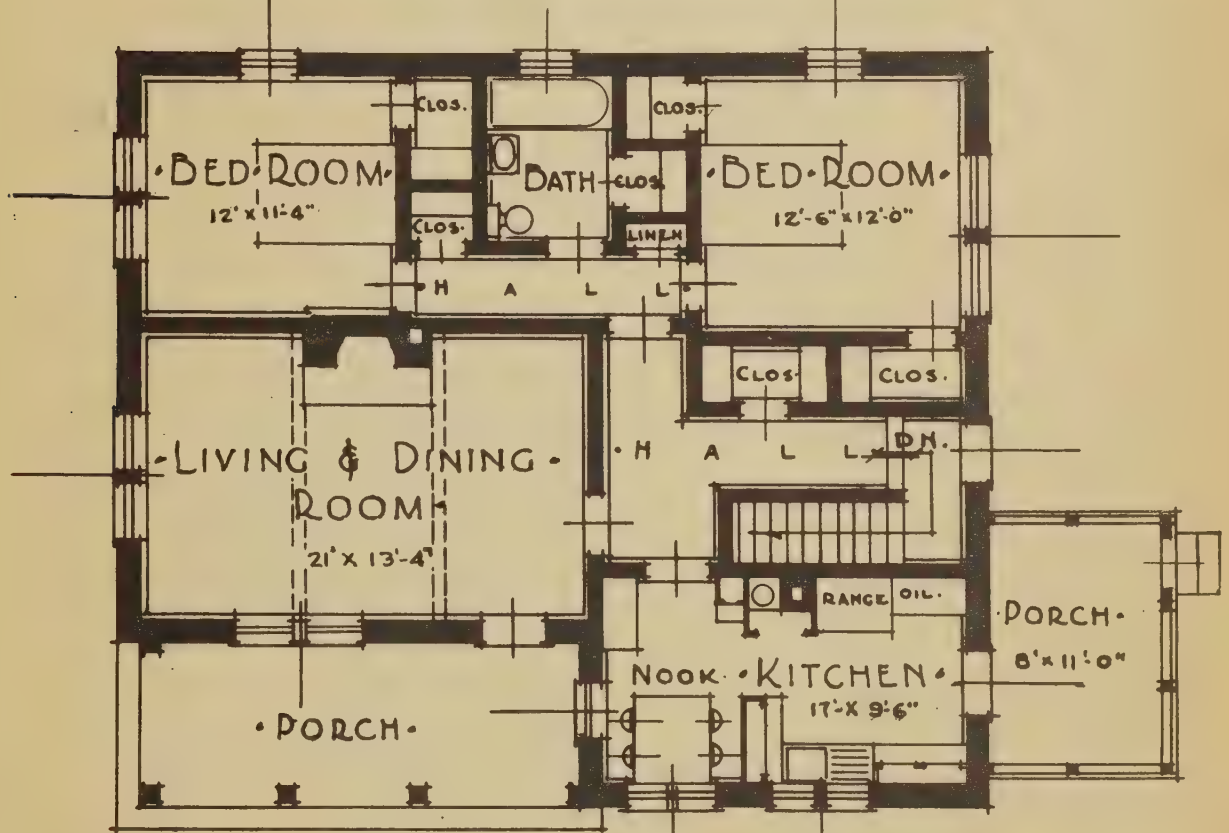


Farmhouse 18  
26,500 cu. ft.





• P E R S P E C T I V E •



• FIRST FLOOR PLAN •

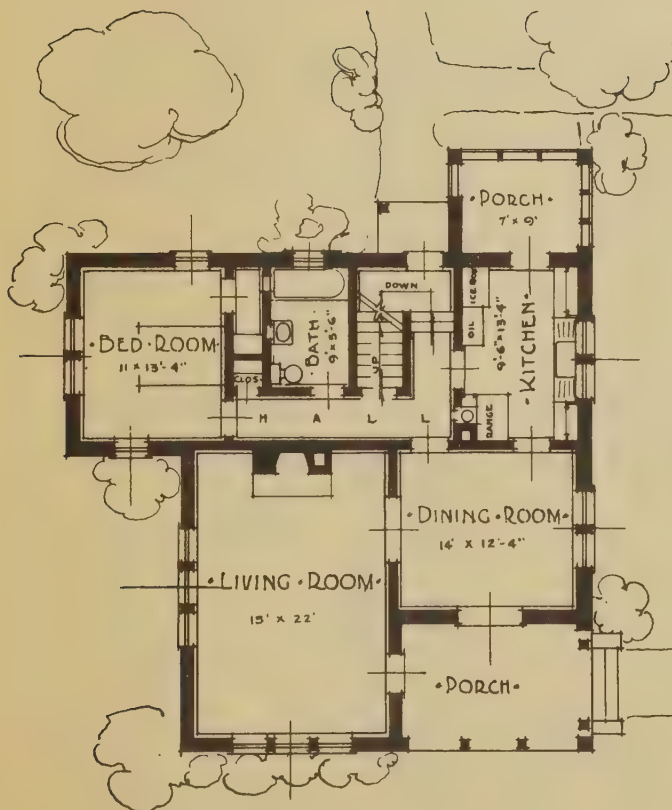
Farmhouse 19

28,000 cu.ft.

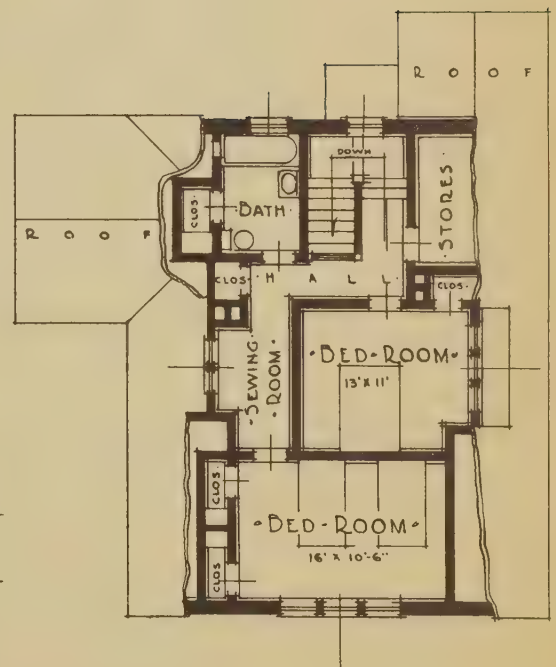




• P E R S P E C T I V E •



• F I R S T F L O O R P L A N •



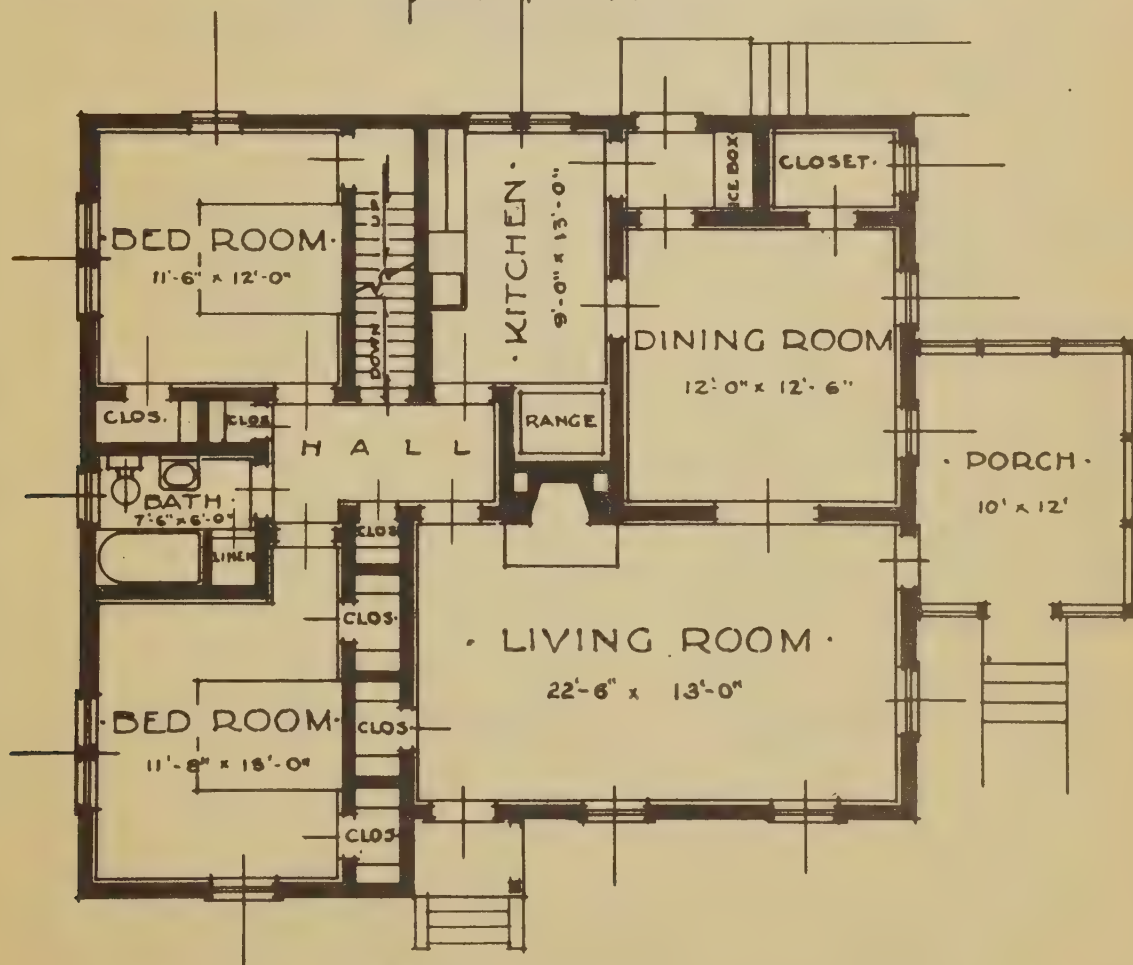
• S E C O N D F L O O R P L A N •

Farmhouse 20  
28,500 cu.ft.





• PERSPECTIVE •

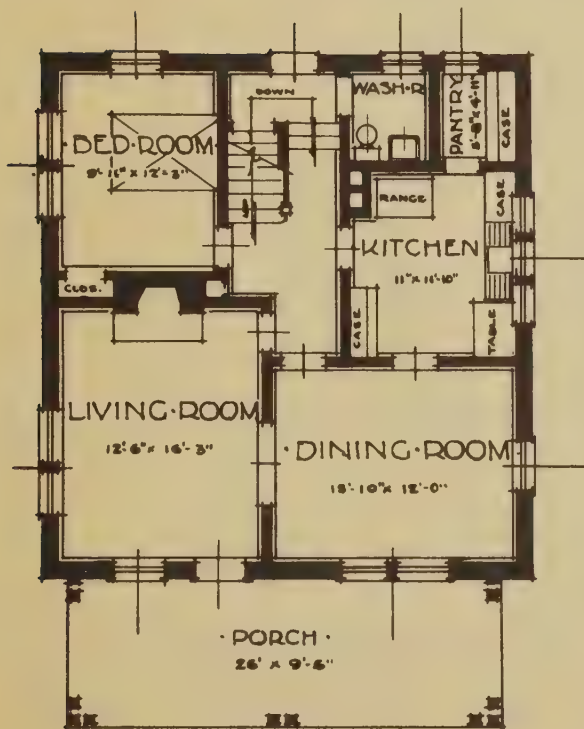


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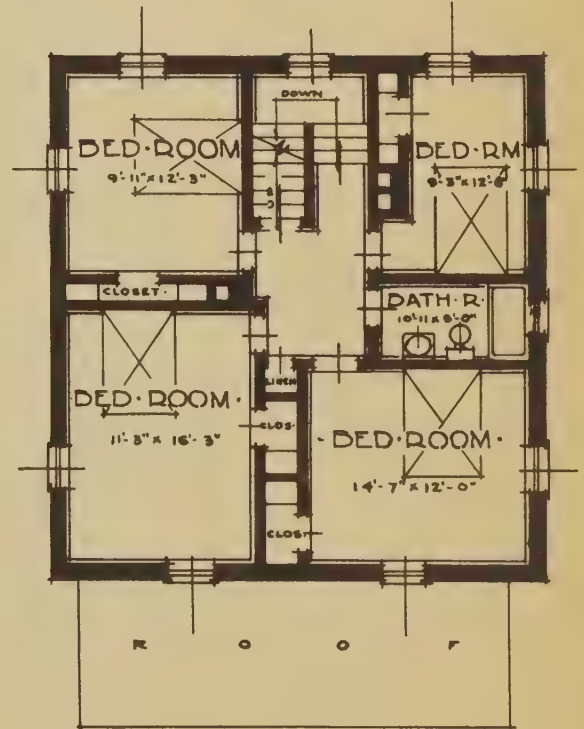
Farmhouse 21

30,000 cu.ft.





• FIRST FLOOR PLAN •



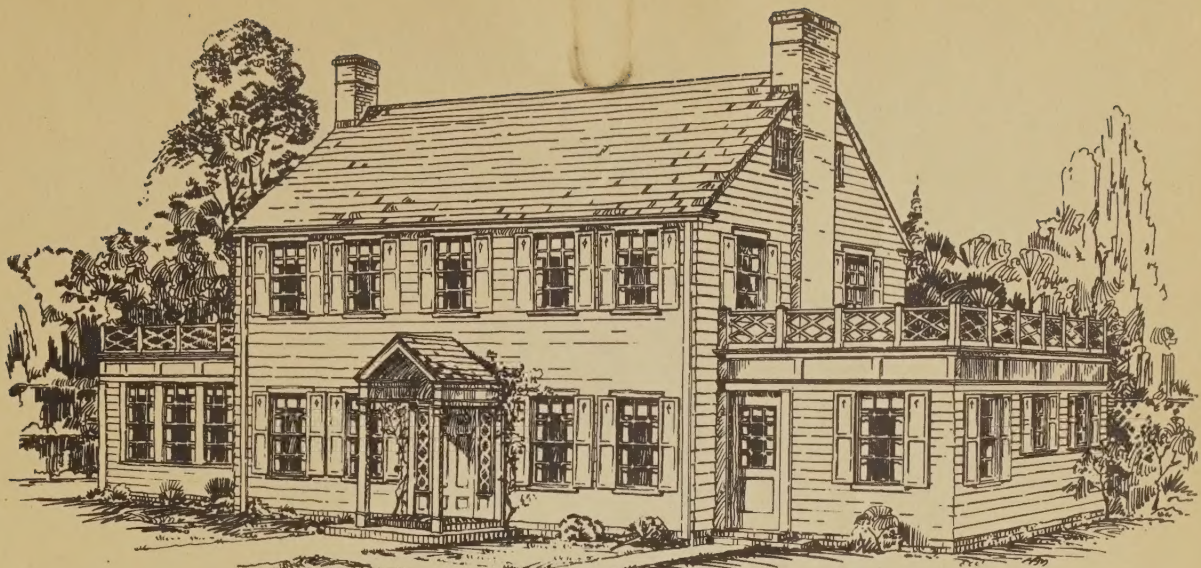
• SECOND FLOOR PLAN •

Farmhouse 22  
30,500 cu. ft.

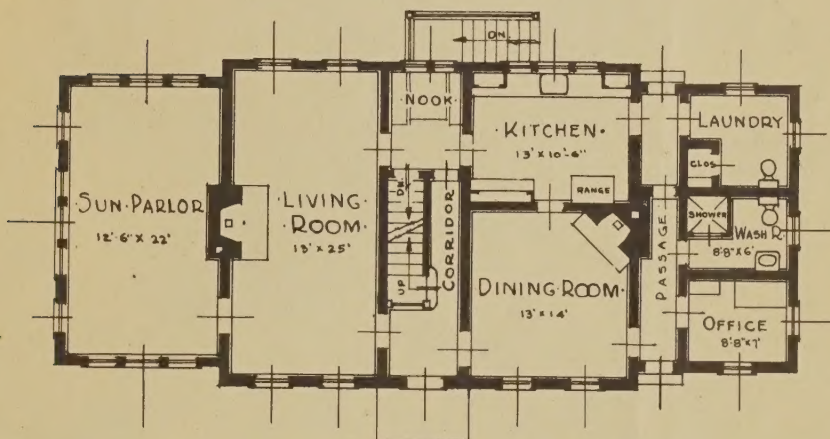




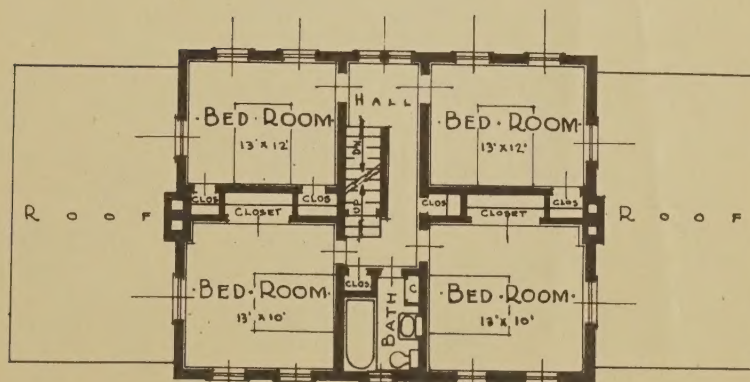




P E R S P E C T I V E



·FIRST FLOOR PLAN·



·SECOND FLOOR PLAN·

Farmhouse 25

36,000 cu. ft.



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U.S.D.A. Bureau of agric. engineering.  
Representative plans for farm houses.  
1931.

OCT 8 1932 En OCT 14 1932

